

(Name) Ernie Lynn Adkins  
 2020 Stone Brook Drive  
 (Address) Birmingham, Al. 35242

(Name) Duell Law Firm, LLC  
4320 Eagle Point Parkway  
(Address) Birmingham, AL 35242

20081204000456160 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
12/04/2008 09:41:58AM FILED/CER

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

That in consideration of One hundred sixty-six thousand and no/100 (\$166,000.00) DOLLARS

Douglas C. Royal and his wife Laura Royal  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ernie Lynn Adkins and Michele Worthington Adkins  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the folling described real estate situated in  
Shelby County, Alabama, to-wit:

Lot 69-A, according to the Map or Survey of stone Brook-1st Sector, as recorded in Map Book 13, Page 135 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$163,837.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$4,980.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, and which is second and subordinate to the first mortgage recited above.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25  
day of November, 2008, 20    .

WITNESS: \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
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 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

DOUGLAS C. ROYAL  
 Laura Royal  
 LAURA ROYAL

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Douglas C. Royal and his wife Laura Royal  
whose name<sup>s</sup> are \_\_\_\_\_ signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 25 day of November, 2008 A. D., 2012

Common Exp. 6/24/09